

## **MINUTES OF THE MEETING**

**20 January 2000**

### Projects Reviewed

Seattle Center Master Plan Update  
Seattle Center Performance Hall  
Seattle Center Festival Pavilion  
Delridge Branch Library  
Holly Park Phase II: 37<sup>th</sup> Street Park

Convened: 9:00am

Adjourned: 3:15pm

### Commissioners Present

Rick Sundberg  
Moe Batra  
Ralph Cipriani  
Gail Dubrow  
Jeff Girvin  
Nora Jaso  
Jack Mackie  
Peter Miller  
Cary Moon

### Staff Present

John Rahaim  
Layne Cubell  
Kelly Walker  
Rebecca Walls

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012000.1      Project: **Seattle Center Performance Hall**

Phase: Conceptual

Previous Review: 19 February 1998 (Theater District Conceptual Briefing)

Presenters: Dave Buchan, Seattle Center  
 Mark Reddington, Loschky Marquardt & Nesholm  
 Owen Richards, Loschky Marquardt & Nesholm  
 Shelly Yapp, Seattle Center

Attendees: Barbara Brennan  
 Ned Dunn, Seattle Center  
 J. M. Black-Ferguson  
 Barbara Goldstein, Seattle Arts Commission  
 Jennifer Guthrie, Gustafson Partners  
 Sara Levin, City Budget Office  
 Patreese Martin, Loschky Marquardt & Nesholm  
 Brian Massie, Massie Consulting  
 Ethan Melone, Strategic Planning Office  
 Shannon Nichol, Gustafson Partners  
 Wendy Partz, Loschky Marquardt & Nesholm  
 Scott Surdyke, Simpson Housing  
 Stephanie Van Dyke, Seattle Center  
 C. Kris Vonoy, Genette Beaudette  
 Rob Widmeyer, Loschky Marquardt & Nesholm

Time: 1.5 hr. (SDC Ref. # DC00150)

**Action:** The Commission appreciates the presentation and makes the following comments and recommendations.

- The Commission appreciates the thoughtful review of precedents and scope;
- recommends that the team look at projects that are more directly relevant to the context of this project;
- feels that the project is still young enough to consider bringing an artist on board and encourages this sooner rather than later;
- strongly recommends a one percent art budget based on the entire capital cost of this public/private project;
- looks forward to a continuing dialogue on the entry components and their sequence and relationship to both the street and the plaza;
- encourages a broader address of Mercer Street in their long range plans, especially the difficult presence of the parking garage across the street and to look for new siting solutions beyond the immediate site boundaries;
- looks forward to seeing more refined architectural gestures that will work to articulate the street facade of the building;
- feels that the relationship between the interior and exterior spaces should be carefully considered and not necessarily a direct expression;
- would like to hear from the landscape architect at the next presentation—or before—as the design moves forward into schematics; and
- looks forward to seeing an overall design that incorporates the landscape architectural elements that will be integral to this project's success.

*For the past several years, Seattle Center, the Ballet, and the Opera have been engaged in planning and programming for redevelopment of the Opera House into a new Performance Hall. This cooperative work is reflected in the December 1999 update of the 1997 Action Plan for the Mercer Performing Arts Complex Redevelopment (1999 Revised Performance Hall Action Plan” and “1999 Updated Mercer Arena Feasibility Study” – together the “Adopted Plans”). In 1998, the parties secured funding commitments from the City of Seattle, Seattle voters, and early contributions from generous civic-minded private patrons of the arts sufficient to enable the project to go forward.*

The Seattle Center Master Plan was adopted by the City Council in July 1990. The team is using the street grid that was established for the 1962 World’s Fair as a project organizer. They are proposing to open up the edges of the site to the community where there were temporary gates and fences that were originally erected for the Fair. The Center would also like to improve the adjacent area along Mercer Street. The goals include the widening of the pedestrian corridors and improving access into the Center by the neighboring community.

In 1997 the Seattle Center undertook the development of an Action Plan to review what would be required to upgrade the Opera House. They examined the pros and cons of renovating the existing structure or demolishing it and starting from scratch; the project team elected to renovate as the cost will be two thirds less than a new facility. Loschky Marquardt & Nesholm (LMN) has been chosen to develop the design and Gustafson Partners will facilitate the landscape architecture.

The project size is 300,000 square feet with two thirds of that being new construction or a major renovation, and one third being recycled in the new design. The performance hall will be reduced to 2,900 square feet from its existing 3,100. The total project budget is \$110 million with one percent of the public dollars being set aside for the art budget. The schematic design should be completed by summer 2000 and the project development by fall 2000. Construction should begin in 2002. A temporary (anticipated 18-month) facility will be constructed in the Arena.

Other key aspects of the design include focusing on all forms and access and circulation from the parking garage to the Opera House and how the site speaks to the public and surrounding community. The backstage area and dressing rooms will be renovated along with an increase in the rigging height from its existing 80 feet to a current standard 100 feet. The truck service entry will be relocated from the front of the building to the rear. The width of the auditorium will be minimized from its existing 140 feet, as many of the seats on the sides do not afford appropriate views of the stage. The project will modify the seating plan and will bring in the walls, thereby narrowing the building footprint. All of the mechanical systems will also be revised.

The basic structure of the Opera House will be retained with new construction flanking either side of the hall. The new lobby will be more open and generous than the existing facility. The team is looking at the potential of through access along the entry façade of the Opera House to the larger area of the Center. The project will also work to reconfigure the pedestrian bridge. A 400 seat lecture hall will be included and a café on the garden side—or Center side—of the building. The team is also making an effort to establish a relationship between the theater on the interior of the building and the theater of life on the exterior of the building; lighting could potentially play a key role in making this happen.

### **Key Discussion Comments and Concerns**

#### **Visitor Comments**

- Concern was expressed regarding the siting of the Seattle Center Hotel within the neighboring residential community.

- A suggestion that the exterior architecture draw upon performance related themes that could provide a wonderful public face and benefit.
- A plea to the design team to establish a stronger relationship between the architecture and lighting components.

#### **Commissioner Comments**

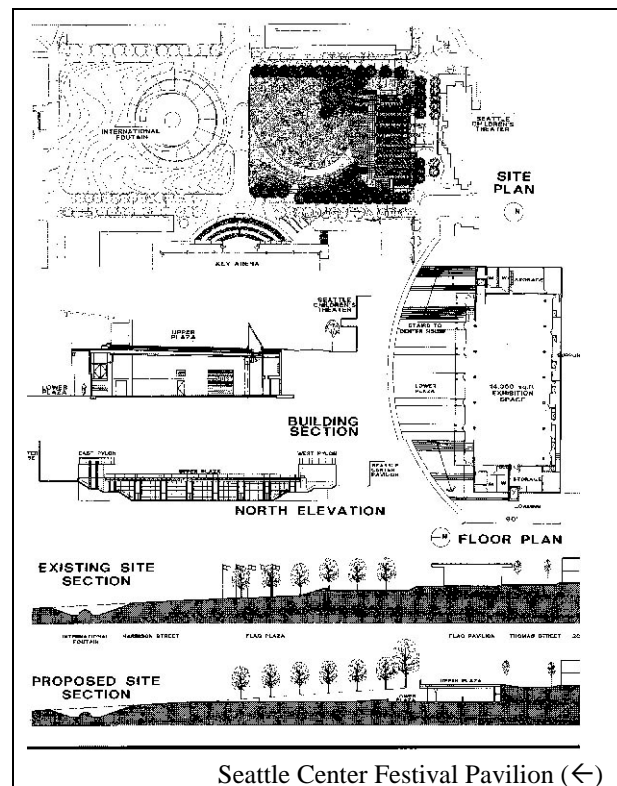
- Feels that the example images that were presented of other opera and performance halls are not appropriate to the context of the Seattle Center. Urges the team to look at other models that are sited in a more appropriate “row” configuration rather than stand alone structures that sit at the terminus of an axis.
- Encourages the team to carefully consider the potential for the public space on Mercer Street and to establish strong pedestrian relationships in the north south directions, considering the existing east west directionality of the Center buildings.
- Feels that the discussion is premature and too “building centric” without the landscape architect present.
- Feels that this area could be the perceived future edge of Downtown and is concerned that the parking garage on Mercer Street will present a visual and physical barricade.
- Likes the idea of the building skin being animated in some way by the events on the interior.
- Wanted to know if there is a need for box seats for donor patrons and if so, if this has become a driver of the design.
  - The proponents indicated that both box seats and extension of the balconies are under consideration but no specific decisions have been made. The program and design intentions of both these options are to create better sightlines by narrowing the Hall, and to establish greater intimacy between the stage and the audience by bringing more seats closer to the stage. Donor or patron demand has not been a factor in considering box seats.
- Is concerned that specific works of art that were requisitioned specifically for the original Seattle Opera House be retained and that one percent of the entire project cost be allocated for the art budget.
  - Proponents indicated that a joint arts committee of the Seattle Arts Commission and the Seattle Center has inventoried the existing art in the Opera House and recommended those pieces to be retained in the new hall and those to be incorporated elsewhere in the One Percent for Arts sites. Proponents indicated that the project team is in the process of hiring a public arts manager who will join the architects design team to identify opportunities for new artworks in the new Performance Hall, as well as recommending ways to incorporate existing Opera Hall art. The proponents added that while the Performance Hall budget was approved by the mayor and City Council based on One Percent for Arts and on the public funding share of the project, they anticipate that the interest in the project will produce well over one percent for the arts in the end. They emphasized that the project team had hired a theatrical set designer and lighting design artist for the core design team who will enhance the overall design, particularly the public spaces. Their contributions to the design will be funded within the basic architectural and construction contracts.
- Does not feel that a grand entry is appropriate for this facility and that a jewel box model is more suitable. Also, is concerned that because of the large number of issues that need to be addressed, that a strong vision for the external shell of the building may be lost.

- Feels that the perception of the building from Mercer Street—as a pedestrian and from a vehicle—will be key and that the overall project and design of the building should work to slow the traffic down.
- Suggest that the public entry area could permeate the street in an effort to help define the overall public space.
- Believes that the Seattle Center feels isolated and that by establishing a stronger relationship with Mercer Street, it could start to feel more like a district.

012000.2      Project: **Seattle Center Festival Pavilion**  
                  Phase: Schematic Update  
 Previous Review: 19 February 1998 (Conceptual Briefing)  
 Presenters: Dave Buchan, Seattle Center  
              Robert Hull, Miller Hull Partnership  
              Bob Shrosbree, EDAW  
              Steve Southerland, Miller Hull Partnership  
 Attendees: Barbara Brennan  
              Ned Dunn, Seattle Center  
              Clair Enlow  
              J. M. Black-Ferguson  
              Barbara Goldstein, Seattle Arts Commission  
 Time: 1.0 hr. (SDC Ref. # DC00152)

**Action:** The Commission appreciates the presentation and makes the following comments and recommendations.

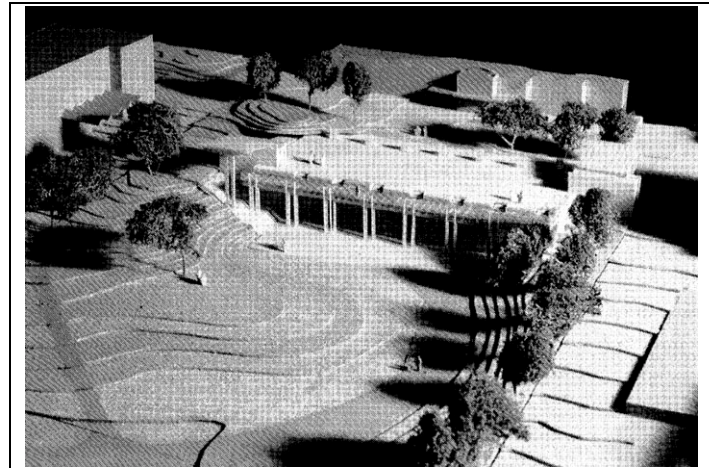
- The Commission supports the placement of a portion of the building below grade and of reclaiming the surface as open green space that extends to the International Fountain and Children's Theater;
- encourages the notion of the roof as a belvedere to the Fountain;
- supports the skylights as opportunities for special treatment while remaining functional as light wells that still encourage access to the Fountain and the Children's Theater;
- urges the landscape architect to study in more depth the south east and south west corners of the site to inform future design decisions;
- urges the team to revisit the issue of accessibility considering that all citizens should have the same type of experience and access to the site and the building;
- strongly encourages the Seattle Center and the design team to bring an artist on board to work on the areas such as the light wells; and
- as with the Performance Hall, strongly recommends a one percent art budget of the entire capital cost of the project.



The existing Seattle Center Festival Pavilion was built in 1962 and was envisioned as a six month facility. The new design will endeavor to maintain the character of the Seattle Center and will highlight the ample landscape components.

The 23 foot grade change from the top of the site to the bottom affords the opportunity for generous head room on the interior spaces. The team hopes to begin construction on the project after the Bumbershoot Festival in early 2001, and hopes the project will be completed before the Bumbershoot Festival in early 2002.

The design proposes to submerge the southern portion of the building below grade and the proposed floor plan provides a large and open plan. Generous skylights and a fully glazed façade on the north side of the building will afford views toward the open green space and International Fountain. A performance equipment loading area is also proposed on the north side of the building with a series of double glazed roll-up doors that will provide ease of access as well as the ability to generously open up the interior space to the exterior. The team is also looking at integrating secondary roll down doors in this area that will keep light out when it unwanted. Additionally, entry stairs that will be located on the north side of the building will provide a graceful transition between the building and the green space before it. The top deck of the building will provide an overlook onto the surrounding area and opportunities for citizenship swearing-in ceremonies. Because the current design does not integrate sufficient restroom facilities, the team is considering a nearby off-site art pavilion that could include a lavatory component. The design team is looking at a variety of pre-cast materials that could facilitate large and open spans in the building. Further, the team is considering relocating the existing flag poles to Harrison Street between the International Fountain and the green space in front of the Pavilion.



Seattle Center Festival Pavilion (L)

### **Key Discussion Comments and Concerns**

#### **Commissioner Comments**

- Feels that the proposal will unify the space and favors a naturalistic approach to the green space over a geometric one.
- Has concern with the level of circulation from the Fountain to the Center. Feels that the existing paths are restrictive and force the use of the more formal perimeter routes. Is also concerned with the level of accessibility of the interior spaces of the Pavilion. Feels that the visitors with mobility concerns would appreciate being able to move through



Seattle Center Festival Pavilion (L)

the facility in an equally exciting way as the stairs provide for those who are not impaired—without having to navigate a circuitous route.

- Would like the team to look for ways to permeate the street intersection and to make a proposal for what this space can be. Similar to the pedestrian situation on Roy Street before the Performance Hall, the safer the pedestrian feels, the more they will want to be there.
- Is concerned that the flags may be moved to an inappropriate location, as they represent a powerful symbol to many members of the community.
  - Proponents indicated that the issue of where to relocate the flags is unresolved and appreciates that they animate the space and present a symbolic gesture.
- Is concerned that the Commission is not being made aware of many of the changes that are occurring at the Seattle Center and that it is imperative that they have an understanding of the larger picture of the master plan in order to make articulate and informed decisions. The Commission strongly encourages the team to engage in regular discussions with the other parties involved in the Seattle Center Master Plan in an effort to foster a sense of continuity of design.
  - Proponents indicated that the master plan documentation has not been updated since 1998.
- At the proponents suggestion, the Commission agreed that it would be appropriate to have a discussion of the master plan in the next two months.



Seattle Center Festival Pavilion (↙)



012000.3 COMMISSION BUSINESS

ACTION ITEMS A. MINUTES OF THE 16 DECEMBER 1999 MEETING – APPROVED AS AMENDED

B. TIMESHEETS

ANNOUNCEMENTS C. SPACE.CITY URBAN DESIGN FORUM - CENTRAL LIBRARY AUDITORIUM, 20 JANUARY, 6:30 – 8:00 / RAHAIM

D. BAND OF PROS: THE COLLABORATIVE SCHEME FOR CITY HALL  
25 JANUARY, 6:30 – 8:00 AT UW ARCHITECTURE HALL AUDITORIUM / RAHAIM

E. OTHER ANNOUNCEMENTS

DISCUSSION ITEMS F. 27 JANUARY SDC RETREAT, 11:00 – 5:00 AT THE COLLEGE CLUB, 505 MADISON STREET / CUBELL

G. CONSULTANT SELECTION GREENWOOD & LAKE CITY BRANCH LIBRARIES/  
CUBELL

H. DRB MEETING: 27 JANUARY 6:30 – 8:30, DELRIDGE BRANCH LIBRARY AT  
MADISON MIDDLE SCHOOL, 3429 45<sup>TH</sup> AVENUE SW, LUNCHROOM / WALLS

I. CITY OF CHICAGO VISIT 02 - 04 FEBRUARY CANCELLED / WALLS

J. LRRP UPDATE / LAYZER

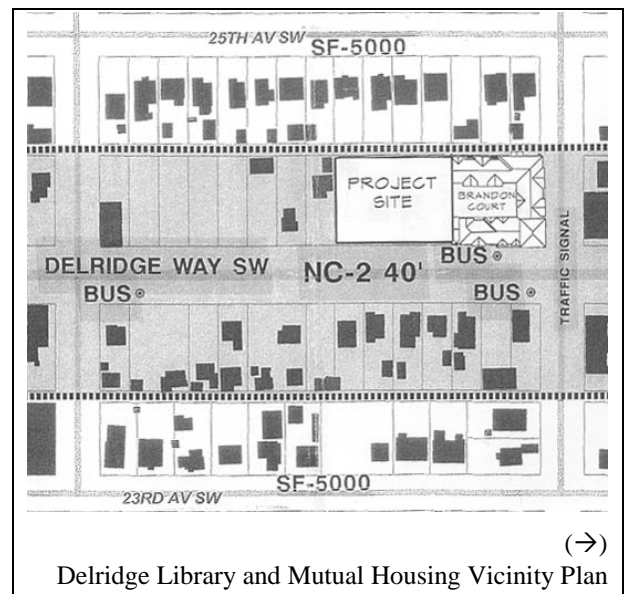
K. DOWNTOWN URBAN DESIGN FORUM IN APRIL / RAHAIM

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- 012000.4      Project: **Delridge Branch Library**  
                  Phase: Scope Briefing / Concept  
                  Presenter: Paul Fischburg, Delridge Neighborhood Development Association  
                                  David Kunselman, Seattle Public Library  
                                  John Woodworth, Stickney Murphy Romine Architects  
                  Attendees: Alex Harris, Seattle Public Library  
                                  Jess Harris, Department of Design Construction and Land Use  
                                  Lisa Richmond, Seattle Arts Commission  
                  Time: 1.0 hr. (SDC Ref. # DC00109)
- Action: The Commission appreciates the clear presentation and makes the following comments and recommendations.**
- **The Commission enthusiastically supports integrating the branch library with the neighborhood goals;**
  - **has the following concerns:**
    - **urges the team to minimize the visual impact of the entry drive to the parking area on the streetscape of Delridge Way South West;**
    - **encourages the team to explore potential uses of the alley and other street improvements;**
    - **encourages the team to maximize the public space;**
    - **urges the team to experiment with signage that will speak to the greater community;**
  - **encourages the integration of the library's technology components into the residential units;**
  - **is eager to see how the artist's contribution will shape the character of the public space and entry;**
  - **applauds the one percent art budget based on public and private funds; and**
  - **encourages an innovative approach to green building and sustainability design.**

The Delridge Branch Library is located at 5423 Delridge Way South West between South West Brandon Street to the north, South West Findlay Street to the south and an alley to the west. The zoning on the site is Neighborhood Commercial 2 (NC-2), which allows a 40 foot height limit, with single family zoning to the east and west. K-MART and the yet to be built South West Police Precinct are located to the north and there is potential for light commercial to the south.

The Delridge Neighborhood Development Association (DNDA) was formed in 1996 and played a key role in the development of the local neighborhood plan that envisions the library as an integral part of the growing urban core in the area. The architecture firm of Stickney Murphy Romine, that specializes in low-income housing, has been selected to design the project. The firm has already developed the Brandon Court apartments that sit on the north side of the proposed project site; the project team believes that the two buildings will begin to establish the neighborhood urban core. Also, taking advantage of the allowable 40-foot building heights, the two structures will be the first four-storey buildings in the area.

The library was originally conceived of as a stand-alone structure but the Seattle Public Library (SPL) was asked to consider integrating it with an affordable housing component. The current proposal is for a 30,000 square foot mixed-use building with the branch library on the lower level and one to three bedroom condominium units on the upper levels. Due in part to the allowable 40-foot building heights in the area, the library could potentially have a 17-foot ceiling on the ground floor. The project is also required to provide parking and the team anticipates that it will be open and at grade. Due to the single family residences adjacent to the alley, access to the parking area from this direction is limited. The design will also incorporate protected spaces for children and a public community room. The housing component will include 19 to 23 units of long-term affordable housing that will accommodate families. The project budget is two to three million.

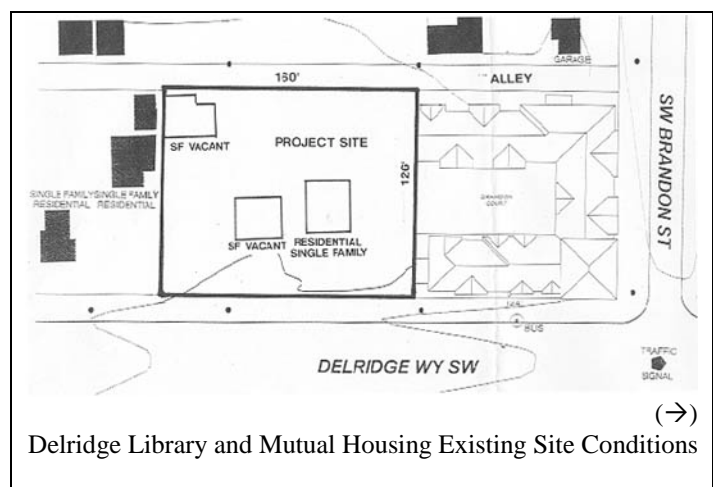


The mixed-use building will be managed by a neighborhood community cooperative. The team is hoping to garner a project permit by the end of 2000 with construction completion anticipated by 2004.

### **Key Discussion Comments and Concerns**

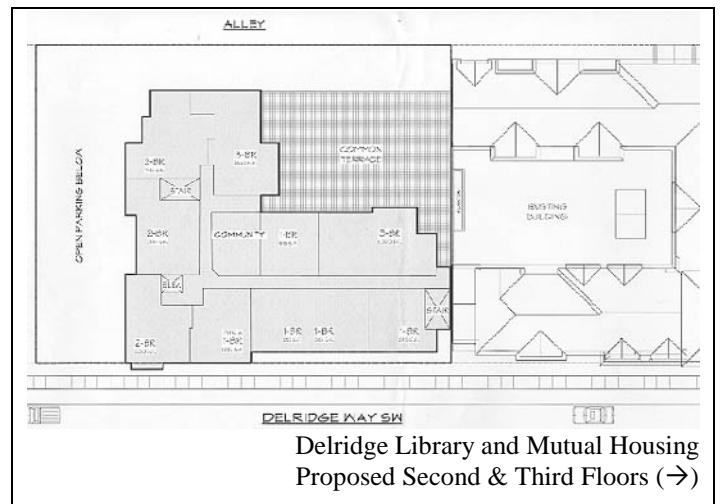
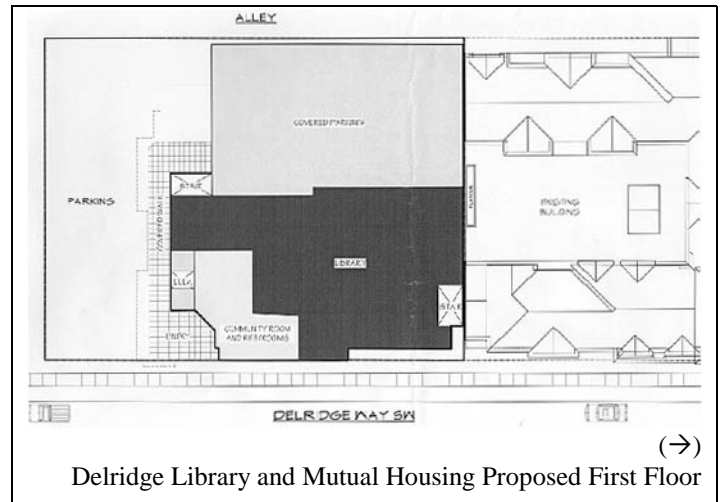
#### **Commissioner Comments**

- Recognizes that every new branch library will have definitive open space and technology components and that the Delridge Branch is in the unique position to share these resources with the residential units in the building. Encourages the team to take full advantage of this opportunity in the design.
- Encourages the team to take an inventive and whimsical approach to the building signage.
- Implores the team to look beyond the project boundaries in their efforts to develop a neighborhood node. Suggests that they carefully consider ways to mitigate the presence and speed of the automobiles in the area, as it is difficult to move traffic efficiently *and* create a family oriented neighborhood.
  - Proponents indicated that they will have an opportunity to address these issues in the neighborhood plan. Further, they hope to integrate a pedestrian stair one block to the east where Brandon Street dead ends and to establish circulation links with the surrounding trail system.
- Is concerned that the entry driveway infringes on the adjacent public space in front of the building entry and as such, does not allow for comfortable and spontaneous public gathering.
- Urges the team to consider integrating library patron pick-up and drop-off points and suggests that



the public entry court could bridge across the parking area in an effort to make the area look and feel more people oriented rather than car oriented.

- Proponents indicated that access from the rear alley will be difficult and that they cannot rely on it as a sole option.
- Urges the team to integrate the same level of green design that has been outlined for other library projects.
  - Proponents stated that green standards are a requirement for all of the branch libraries.
- Would like to know to what extent the building is driven by a template and how it will be employed.
  - Proponents stated that with extensive staff input they have developed a template program for many of the branch libraries. While the larger branches will offer more diversity of options and services, all will have a community room and the staff services will differ from branch to branch to meet the individual needs of each facility. Further, each library will strive to meet the specific needs of the site and neighborhood.
- Would like to know how an artist will be involved. Feels that it is critical that the public entry be carefully considered and that the building design expresses a strong public face; believes that an artist could play a crucial role in helping to achieve this.
  - Proponents stated that they have not yet chosen an artist but have a commitment to bring one on board for all of the library projects. Correspondingly, one percent of the project cost has been allocated for the art budget. Also, Lisa Richmond is submitting a call for artists for the Central Library project and as a result, there will be a pool of artists to choose from for the branch libraries.



012000.5      Project: **Holly Park Phase II**  
                     Phase: Briefing  
                     Previous Review: 18 February 1999  
                     Presenter: Theresa Cherniak, Strategic Planning Office  
                                  Peter Hummel, Nakano Associates  
                                  Pete Marshall, Department of Parks and Recreation  
                     Attendees: Beverly Barnett, Seattle Transportation  
                                  Moira Gray, Seattle Transportation  
                                  Carter Hart, Seattle Housing Authority  
                                  Vince Lyons, Department of Design Construction and Land Use  
                                  Vladimir Oustimovitch, Popkin Development  
                                  Henry Popkin, Popkin Development  
                                  Preston Prince, Seattle Housing Authority

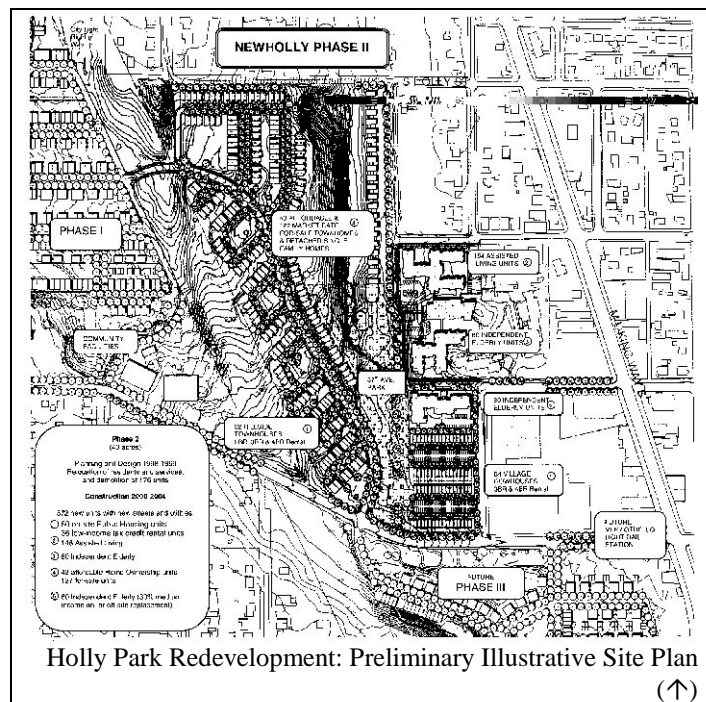
Time: 1.0 hr. (SDC Ref. # DC00153)

**Action:** The Commission appreciates the presentation and makes the following comments and recommendations.

- The Commission is somewhat disappointed in the limited budget and scope for this park and hopes that their comments will be considered in Phase III; and
- recognizes the limited budget of this project as being a chief constraint on its design.

New Holly Park Phase I will be under construction in summer 2000 and is comprised of the area from Beacon Hill to Martin Luther King Way. The final construction documents are currently under way for New Holly Park Phase II and Phase III has been addressed in the master plan but a design has not yet been developed.

New Holly Park Phase II is located west of Martin Luther King Way South, and south of South Holly Street. A City Light right-of-way runs through the site and serves as a primary Department of Parks and Recreation (DOPAR) maintenance route. The project team has proposed a vacation of 37<sup>th</sup> Avenue South to minimize the impact of the dangerous street, gain more park space and to allow the Seattle Housing Authority (SHA) to develop some housing on the street. The area is surrounded by low income rental housing.



The existing area of Phase II is defined by a collection of row housing; elderly housing, an assisted living facility and standard rental housing. The basic design scheme for Holly Park Phase II calls for a community park that will include: basketball courts on the south; a hillock open space for multi-use; expansion of the existing play area and improvements to make it more naturally integrated with the park; parking along Holly Park Drive; a berm on the edges with trees to establish a visual buffer; and new paths that will be detailed with a variety of rockery. Additionally, there are small “pocket parks” along Holly Park Drive and an existing green belt that will remain in its natural state. Because the green belt is on a steep slope and in an environmentally critical area, there will not be any circulation paths through the area. However, there will be a number of pedestrian paths that establish a connection with the surrounding neighborhood and community facilities.

The team has hired an arborist who has inventoried the trees on the existing park who has determined that the majority of them can be maintained. Further, most of the existing Poplar trees between the park and the row housing at the south east edge of the site will be also be maintained. The project is also striving to insure ADA access on all pathways and in the renovated play area.

### **Key Discussion Comments and Concerns**

#### **Visitor Comments**

- A representative of DOPAR indicated that the team has made great efforts to meet their requests and are happy with the lot boundary adjustments. DOPAR would like to have a path connection from the park through the greenbelt hillside for security and maintenance purposes. This path is currently not included due to budget limitations.
- A representative of the Department of Design Construction and Land Use (DCLU) indicated that Seattle City Light has remained adamant that they continue to have unobstructed access along their right-of-way that runs through the site.

#### **Commissioner Comments**

- Is greatly disappointed with the existing design standards for public parks and feels that they can and should be realized in more imaginative and creative ways. Feels that the proposed design *works*, but is a pedestrian composition.
  - Proponents indicated that the community has enthusiastically expressed an interest in paths that will add character to the space.
- Commission urges the team to fulfill their commitment to take a creative approach to the project.